$799,900 - 271 Royal Birch Way Nw, Calgary

MLS® #A2243912

$799,900
4 Bedroom, 4.00 Bathroom, 1,908 sqft
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Tucked away on a quiet street just moments from Royal Oak schools and neighbourhood shopping, this welcoming family home greets you with a charming white picket fence and mature landscaping that creates instant curb appeal. ~ Step inside to discover a front flex room ready to serve as your formal dining space or quiet home officeâ€”whatever your family needs.
The main floor flows beautifully with an open layout that connects daily life. Warm maple kitchen cabinets, granite counters, and a handy island with breakfast bar make morning routines and dinner prep a pleasure, while the gas stove handles everything from quick weeknight meals to weekend entertaining. Hardwood floors shine in the kitchen and dining nook, while comfortable carpeting in the family room creates a cozy atmosphere around the lovely stacked-gas fireplaceâ€”the natural gathering spot on chilly evenings. The dining nook opens to your composite deckâ€”perfect for summer barbecues or morning coffee. ~
Upstairs, rich hardwood continues throughout, leading to a bright bonus room with motorized blinds and vaulted ceilings where kids can play or adults can unwind. The primary bedroom offers genuine space to breathe, complete with walk-in closet and ensuite featuring heated tile floors, soaking tub, and separate shower. Two additional bedrooms and another heated-floor bathroom provide comfortable spaces for family or guests. ~

The finished basement becomes your entertainment hub with a rec room designed for movie nightsâ€”complete with projector, 100" screen, and dry bar. A fourth bedroom, full bathroom, and computer nook add flexibility as your needs change over time. ~

This home has been lovingly updated with practical improvements: new furnace, roof, and water heater in 2023, plus 14 solar panels (with a total output of 5.46 kw) to help with energy costs. Triple-pane windows (throughout much of the home), LED lighting, and smart switches add modern convenience, while the irrigation system keeps your mature gardens thriving with minimal effort. ~
With heated garage access through the convenient mudroom and years of careful maintenance evident throughout, this Royal Oak home is ready for its next chapter of family memories.

Built in 2006

Essential Information

MLS® #	A2243912
Price	$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,908
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	271 Royal Birch Way Nw

Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5Y2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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